

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2000-2005 Five-Year Plan Mission and Goals

Goal: Increase the availability of decent, safe, and affordable housing:

- MDHA reduced its goal of achieving and maintaining its occupancy level from 97% to 95% due to the impact of the Adker Consent Decree which limited the Agency's ability to meet the targeted 20 days turnaround period for leasing vacant units. In addition, some units were reserved to house James C. Scott and Carver Homes residents displaced because of HOPE VI redevelopment.

Goal: Improve the community quality of life and economic vitality.

- MDHA received Board of County Commission approval of its revised Public Housing lease, which incorporates the "One Strike and You're Out" policy to promote the safety and security of residents, the Community Service Requirement and Home Based Businesses. MDHA started the implementation of the revised Public Housing Dwelling Lease as of October 2003.
- MDHA designed a prototype "Wellness Center" as a component of its Aging in Place initiative for the prevention of premature institutionalization of elderly and disabled residents.

Goal: Ensure equal opportunity in housing and affirmatively further fair housing.

- In March 2001, MDHA opened its waiting lists for the Public Housing, Section 8 Housing Choice Voucher, and Section 8 Moderate Rehabilitation Programs and instituted an aggressive affirmative fair housing marketing campaign to achieve its objective of marketing to races/ethnicities shown to have disproportionate needs and to groups least likely to apply.
- The Project -based program waiting list, which includes Public Housing, Moderate Rehabilitation, and Assisted Living Facilities, was opened for zero and one (1) bedroom applications from August 14, 2004 through August 27, 2004. During this open registration period, approximately 10,407 housing applications were received. Effective December 3, 2004, the Applicant and Leasing Center began selection screening of applicants from the 2004 Project-based zero and one (1) bedroom waiting list to determine eligibility for housing.
- Since June 1999, when Housing Choice vouchers were made available to class members of the Adker Consent Decree, the success rate by class members in making desegregated moves has been over 60 percent. As of November 30, 2004, approximately 1,117 class members, who received mobility counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, have been able to lease a unit in the private market. Of these moves, 639 were desegregative, that is, the leased unit was located in a census tract where the race of the class member did not predominate.
- As a result of implementing the Adker Consent Decree, families on the public housing waiting list were encouraged to make desegregative moves. From August 1999 to November 30, 2004, approximately 297, or 23.3%, of 1,275 applicants, who received housing counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, made desegregative moves.
- The establishment of three regional geographic zones for purposes of making housing offers to applicants from MDHA's project-based list is currently not feasible under the requirements of the Ann Marie Adker Consent Decree.
- Developed a more detailed questionnaire for prospective and current Section 8 landlords to specify the units with accessible features for use by persons with disabilities.
- Conducted 504/ADA/Fair Housing training on architectural requirements in conjunction with the Department of Justice on June 24, 2004, and Section 504 and Fair Housing Act on September 21, 2003, in conjunction with USHUD and Miami-Dade County Office of ADA Coordination.

Goal: Improve the quality of assisted housing.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2000-2005 Five-Year Plan Mission and Goals

- MDHA received the USHUD Best Practices Award for *Private Rental Improvements in Management and Efficiency (Prime) Program* (currently called Section 8 Performance Teams) and its Customer Service Center in 2000.
- MDHA began implementation of the recommendations from Florida International University's (FIU) assessment for the improvement of effectiveness and efficiency of all Section 8 programs. Since initial implementation, reporting scores in USHUD Multifamily Tenant Characteristics Systems have dramatically improved. Additionally, during 2005, FIU will be working with MDHA to establish performance standards to improve service delivery.

Scott/Carver HOPE VI updates:

- HOPE VI team members have been procured and are working effectively.
- Relocation Program: The relocation program is on schedule. Since the start-up of the relocation program on June 1, 2001, 99% of the families have been relocated successfully to housing of their choice. Over 65% of the families have opted for Section 8 vouchers for their relocation.
- Beautification Program: The third phase of the HOPE VI beautification program has been implemented for the target area and is proceeding at full speed. A maximum loan of \$4,000 per house is given to each homeowner for painting and landscaping. The loan is forgivable if the homeowner retains ownership of the property for a period of at least one year subsequent to the completion of the work.
 - 589 homeowners in the HOPE VI target area have enrolled in the Beautification Program to have their homes painted and landscaped.
 - 49 contractors have been certified as Community Small Business Enterprises (CSBE) to complete the painting and landscaping.
 - 503 homes with very pleased owners have been completed.
- Sidewalks are currently being installed through the County's Quality Neighborhood Improvement Program (QNIP).
- Demolition: Demolition of Sector I was completed in August 2004, and the demolition of Sector IV and Carver Homes were completed in January 2005. The demolition of Sectors II and III are scheduled to begin in March 2005.
- Community and Supportive Services: The Department of Human Services provides these services on behalf of the agency. These services include the meals and supportive services at two elderly/disabled sites; self-sufficiency case management; and vacancy reduction assistance for new housing clients.
- Implementation of an ongoing Quality Assurance Review (QAR), program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.

Goal: Expand the supply of assisted housing.

- MDHA received funding for 450 Housing Choice Vouchers to assist with relocation of the Scott Homes and Carver Homes families as part of the HOPE VI revitalization plan.
- MDHA received funding for 59 Housing Choice Vouchers to provide housing assistance to families victimized by the April 2003 tornados.
- Received \$1.5 million in new funding to provide housing for 40 additional homeless individuals and families with disabilities.
- MDHA is committed to make available up to 2,500 units under the Project-Based Voucher program, based on availability of vouchers.

Goal: Promote self-sufficiency and asset development for assisted households.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2000-2005 Five-Year Plan Mission and Goals

- MDHA received Board of County Commission approval to permit Public Housing residents to operate eligible home-based businesses.
- Public Housing Residents purchased 16 homes and Section 8 residents purchased 17 homes throughout MDHA Homeownership programs during 2004.
- MDHA will continue to identify an entity to establish a Public Housing Resident Orientation program.
- MDHA facilitated its third interagency Section 3 workshop Miami-Dade Office of Community and Economic Development to educate current and prospective contractors about Section 3 requirements and business opportunities. MDHA promoted its Section 3 program on-line and in a brochure in English, Spanish and Creole.
- MDHA plans to continue providing Section 3 business applications on-line, promoting its Section 3 training employment and contracting opportunities, increasing the number of Section 3 employed persons, and offering annual interagency Section 3 workshops with the Office of Community and Economic Development.

Goal: Promote full occupancy of the Helen Sawyer Assisted Living Facility.

- There are 101 units at the Helen Sawyer facility, 81 zero bedrooms and 20 one bedrooms. Currently Helen Sawyer ALF is 95% occupied.

Goal: Maintain the Family Self-Sufficiency (FSS) program.

- Public Housing FSS Program size decreased from 249 program participants to 134 participants. A total of 99 qualified Public Housing residents accepted Section 8 Vouchers and were transferred to the Section 8 program under the Adker Consent Decree. Sixteen (16) residents exited the FSS program for completion of the Contract of Participation or non-compliance.
- Section 8 FSS Program size increased from 286 programs participants to 333 program participants.
- Currently, there are approximately 70 Public Housing and 150 Section 8 program participants with an escrow balance.
- To improve distribution of the information about the FSS program in an effort to encourage and increase program participation beginning in 2005.